153.0	0006	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	832,900	/	832,900
USE VALUE:	832,900	/	832,900
ASSESSED:	832,900	/	832,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		EUSTIS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORTEOUS DAVID J & REBECCA B
Owner 2:	
Owner 3:	
Street 1:	14 EUSTIS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WU ZHENHUA & -
Owner 2:	YANG NINGNING -
Street 1:	11 EUSTIS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 1695 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	376,900		456,000	832,900
Total Card	0.115	376,900		456,000	832,900
Total Parcel	0.115	376,900		456,000	832,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.36 | /Parcel: 491.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102034

GIS Ref

GIS Ref

Insp Date 04/19/18

!12044!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	376,900	0	5,000.	456,000	832,900		Year end	12/23/2021
2021	101	FV	367,100	0	5,000.	456,000	823,100		Year End Roll	12/10/2020
2020	101	FV	367,300	0	5,000.	456,000	823,300	823,300	Year End Roll	12/18/2019
2019	101	FV	269,300	0	5,000.	427,500	696,800	696,800	Year End Roll	1/3/2019
2018	101	FV	268,800	0	5,000.	353,400	622,200	622,200	Year End Roll	12/20/2017
2017	101	FV	268,800	0	5,000.	324,900	593,700	593,700	Year End Roll	1/3/2017
2016	101	FV	268,800	0	5,000.	296,400	565,200	565,200	Year End	1/4/2016
2015	101	FV	259,000	0	5,000.	290,700	549,700	549,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:45:47

LAST REV

Date	Time
05/07/18	09:44:56
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12044

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WU ZHENHUA &,	68547-581		12/7/2016		778,000	No	No		
TOOMEY KENNETH	60742-424		12/17/2012		539,900	No	No		
	13138-73		2/3/1977	Family		No	No		N

USER DEFINED

Prior Id # 1:	102034
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2017	1228	Att. Gar	28,000	C				
1/18/2013	81	Redo Kit	36,900	C				
1/10/2013	36	Heat App	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
3/6/2017	SQ Returned	MM	Mary M
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	189	PATRIOT
4/12/2001	Inspected	PM	Peter M
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	185.220
Other Features:	118595
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462963
Depreciation:	86111
Depreciated Total:	376852

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

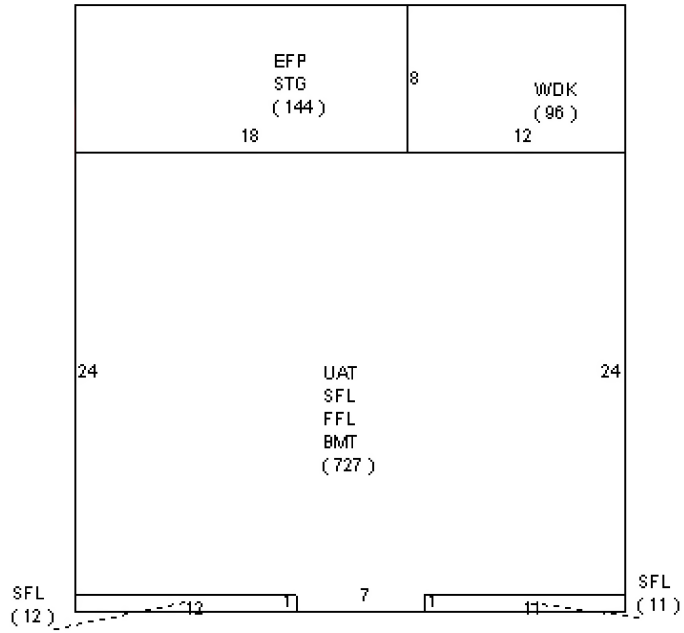
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.22
Special Features:	0	Val/Su Net:	136.06
Final Total:	376900	Val/Su SzAd	255.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	750	185.220	138,915
BMT	Basement	727	66.400	48,274
FFL	First Floor	727	185.220	134,655
UAT	Upper Attic	182	74.090	13,466
EFP	Enclos Porch	144	45.210	6,510
STG	Storage	144	7.240	1,043
WDK	Deck	96	15.680	1,505
	Net Sketched Area:	2,770	Total:	344,368
Size Ad	1477	Gross Area	3315	FinArea 1695

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	